

# FOR SUBLEASE: ±11,480 SF

11034 N. 23RD DRIVE | PHOENIX, ARIZONA



**LEASE EXPIRES APRIL 2030**  
NEW DIRECT LEASES: INQUIRE

## PROPERTY FEATURES:

- **BUILDING SF:** ±40,000 SF
- **SPACE SF:** ±11,480 SF
- **OFFICE SPACE:** 20% Buildout
- **WAREHOUSE COOLING:** 100% HVAC
- **CLEAR HEIGHT:** 14'
- **GRADE LEVEL DOORS:** 2
- **SPRINKLERS:** Wet
- **AUTO PARKING:** 3/1,000 SF
- **POWER:** 400amps 277/480V
- **ZONING:** A-1 (Phoenix)
- **±1/4 mile to I-17 Freeway**



FOR MORE INFORMATION, CONTACT:

**GARY ANDERSON**

+1 602 224 4439

[gary.anderson@cushwake.com](mailto:gary.anderson@cushwake.com)

**NIK VALLENS**

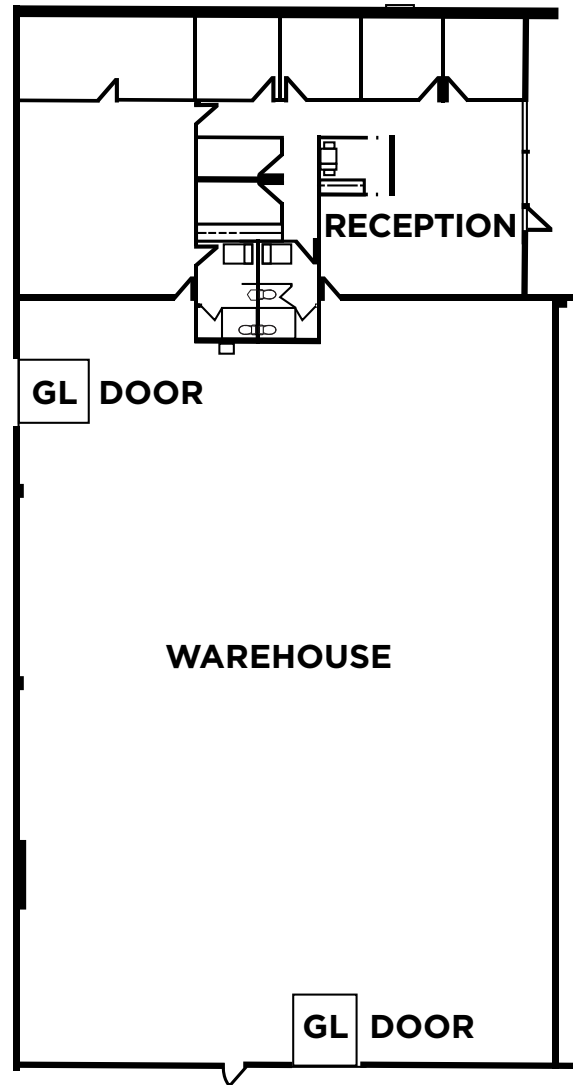
+1 949 981 7725

[nik.vallens@cushwake.com](mailto:nik.vallens@cushwake.com)



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**Suite 107**

**METRO II**

11034 N. 23rd Drive, Phoenix, AZ

±11,480 SF

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